



SELECT ENGINEERING BUILDING

17413 107 Avenue NW,
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area:	23,432 sf
2026 Operating Costs:	\$11.35
Floors:	2
Floor Plate:	MD – Medium Industrial
Year Build	1980
Parking Ratio:	4:1,000

*One of Edmonton's
finest examples of
international modern
architecture.*



Excellent exposure
along 107 Avenue and
off 170 Street



Ease of access and
egress



Ample onsite parking



Fully leased by single
tenant



Competitive lease
rates and operating
costs



Professionally managed
by Melcor with signature
Customer Care

MELCOR

CONTACT

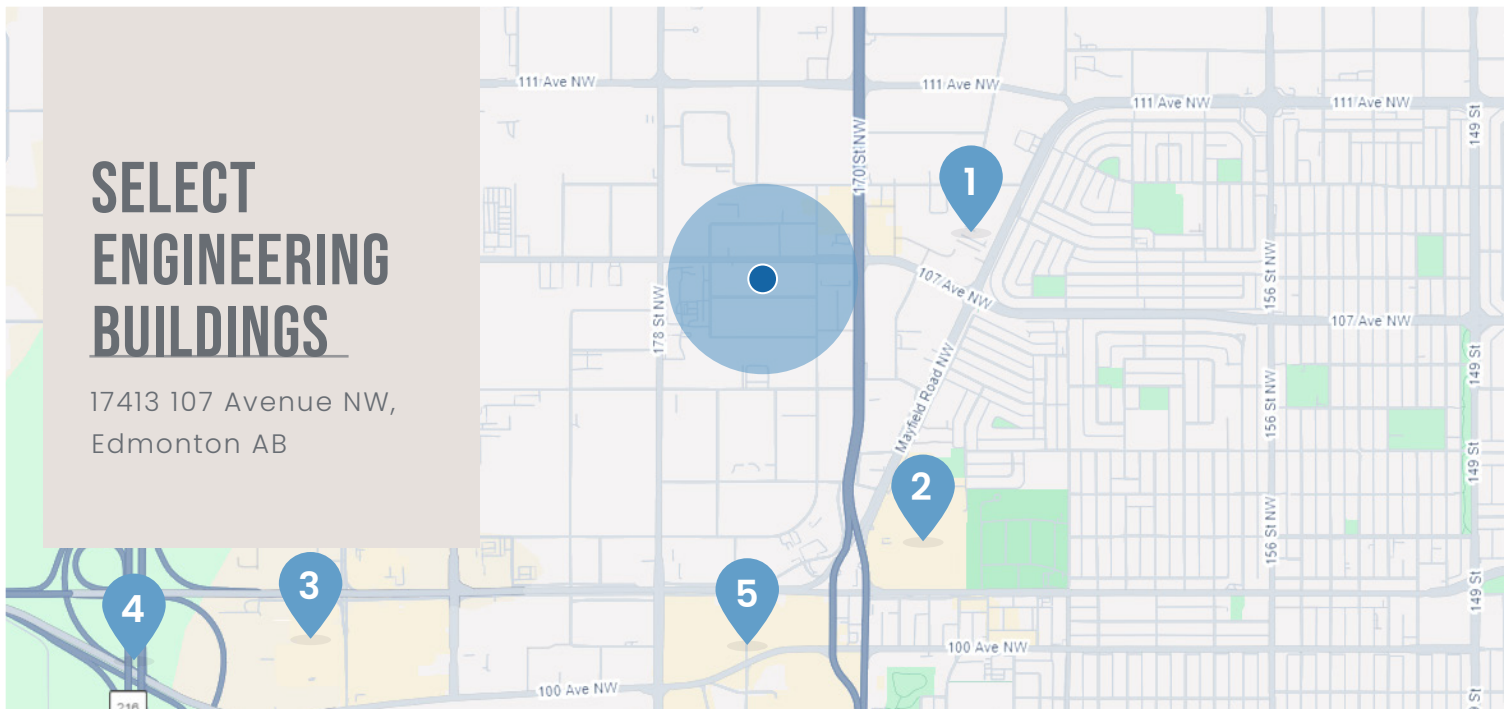
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Explore all available
properties at
melcorspace.ca

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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Mayfeild Dinner Theatre
2. Mayfeild Common
3. Costco Business Centre
4. Anthony Henday
5. Westgate Centre

MELCOR | SPACE

Melcor Space is an online tool for finding office, retail, and industrial space for lease, sale, or build-to-suit. On [MelcorSpace.ca](https://www.melcorspace.ca) you can narrow your search by:

- Location
- Type of space
- Size
- Availability

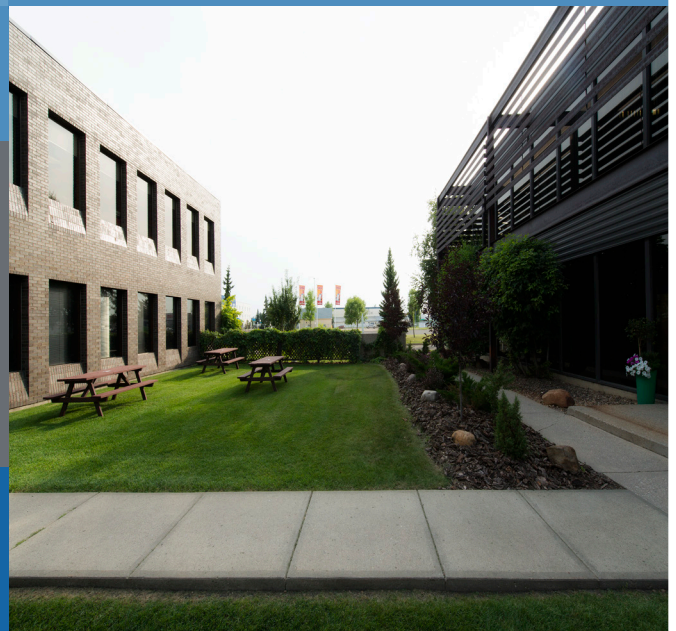
Browse our portfolio or filter your search to show the latest opportunities. Find your perfect space and contact us to book a tour - all online!

All retail and hospitality services nearby.

DRIVING TIMES:

Parking: 102 stalls

Building Size 1.00 Acres



[melcor.ca/Select](https://www.melcor.ca/Select)

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